

Issaquah Parking Request

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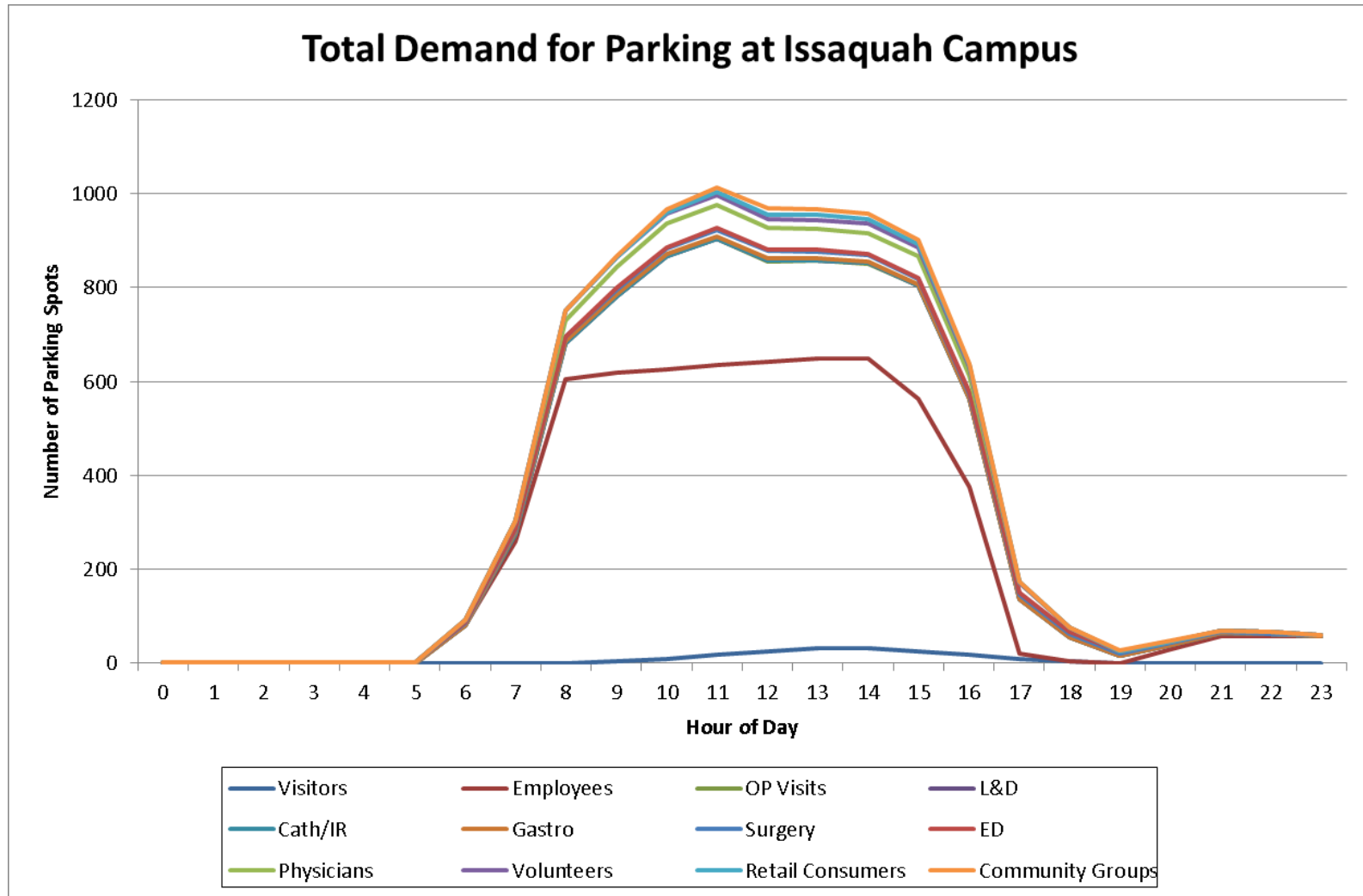
October 8, 2015

Situation

- Parking has become an issue on Issaquah campus.
- During peak hours, patients, physicians, and visitors are having trouble finding parking and are being forced to park in the far end of the employee lot.
- Hospital will soon be surrounded by residential buildings. This will significantly reduce the option of street-parking, which is now heavily relied upon.
- The hospital is anticipating new volumes through
 - organic growth,
 - deliberate relocation of appropriate services from Swedish Seattle, and
 - the development of new clinic space
- Higher future volumes will increase the demand for parking while increased competition for street parking will shrink the supply
- Less available parking causes dissatisfaction for patients and may cause them to seek care elsewhere. Valet services have relieved some of the issues, however some patients have actually left.

Background

In addition to a place of healing, the hospital is considered a community gathering spot for many groups

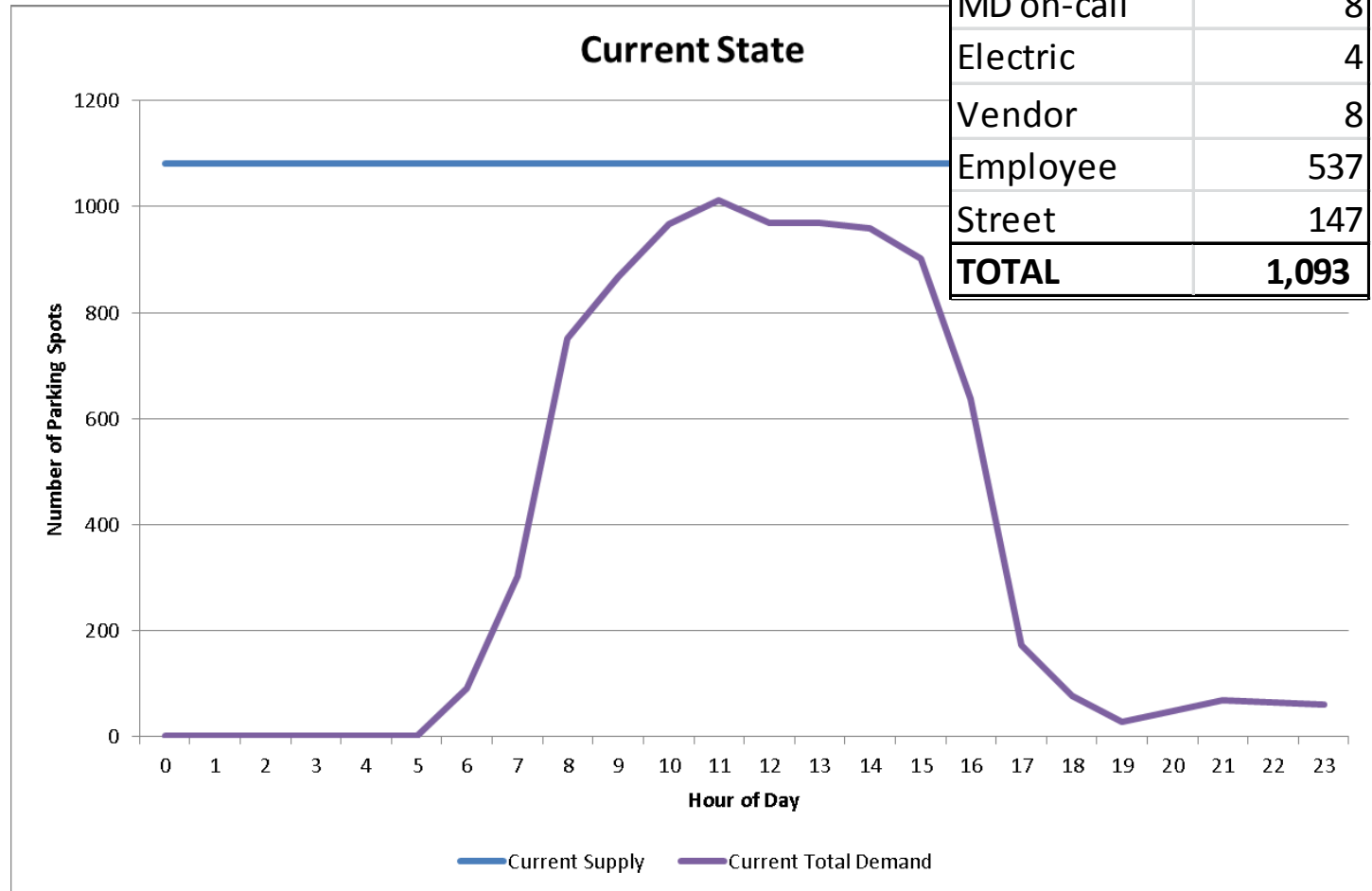


NOTE: Demand data from Clarity and campus administration. Represents actual visits per hour for an average weekday between 10/1/2014 – 2/28/2015

Background

- Currently have 1,093 spots available
- During peak hours, we are coming close to maxing out all available spots, including the employee lot

Total Available Parking	
General	289
ADA	56
Valet	10
Short Term	34
MD on-call	8
Electric	4
Vendor	8
Employee	537
Street	147
TOTAL	1,093



Background

- Situation will get worse as nearby construction intensifies
 - Discovery Heights building near complete
 - Planned housing construction will soon surround hospital



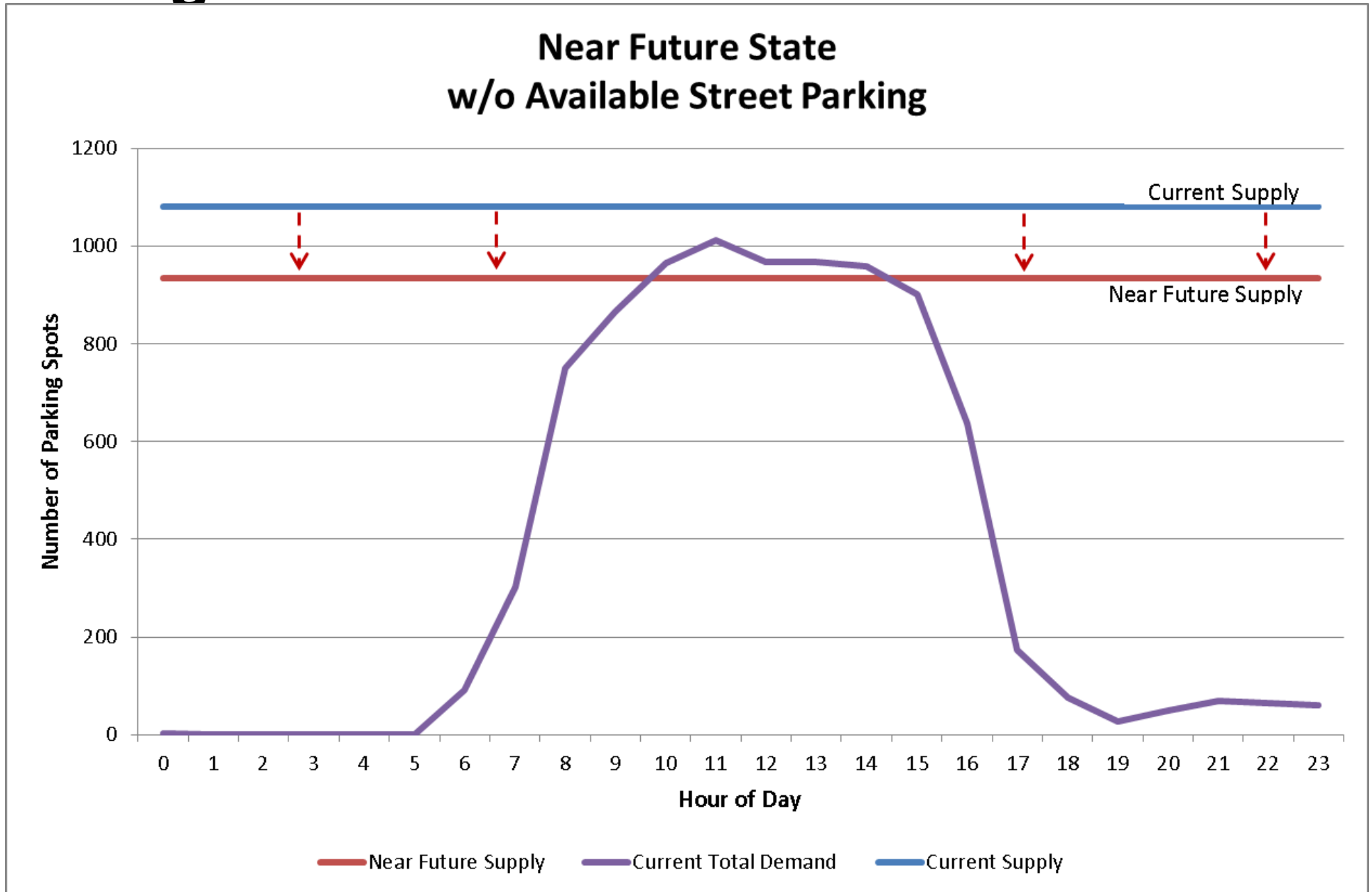
Construction on 8th & Blakely

- Planned campus growth will also contribute to demand for parking
 - Organic growth
 - Competitive growth from other eastside medical centers
 - Redistribution from Swedish Seattle
 - New clinic growth

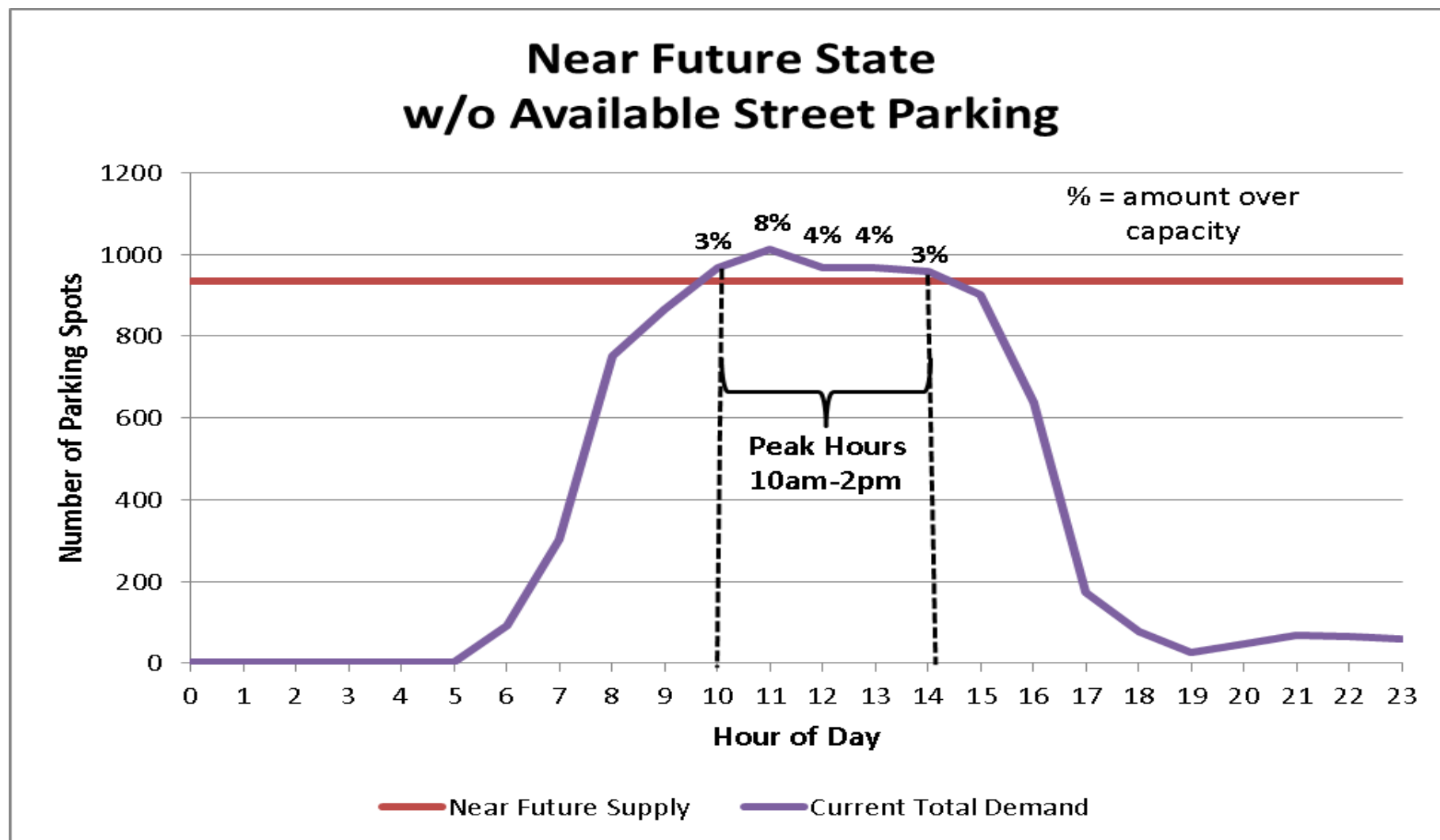
Background



Background



Background



Assessment

Have considered multiple options:

- Valet
- Off-site shuttle
- Build our own temporary lot
- Lease part of our undeveloped land to developer to build lot; we lease parking from them
- Sell part of our land to developer interested in building and running permanent lot. Covenants to be defined.

Recommendation

Build our own lot on the corner
of 7th and Blakely

- 324 stalls
- 2 exit gates to employee lot
- 1 entrance gate to employee lot



Recommendation

